



Economic Overview And Outlook: New York

JOBS

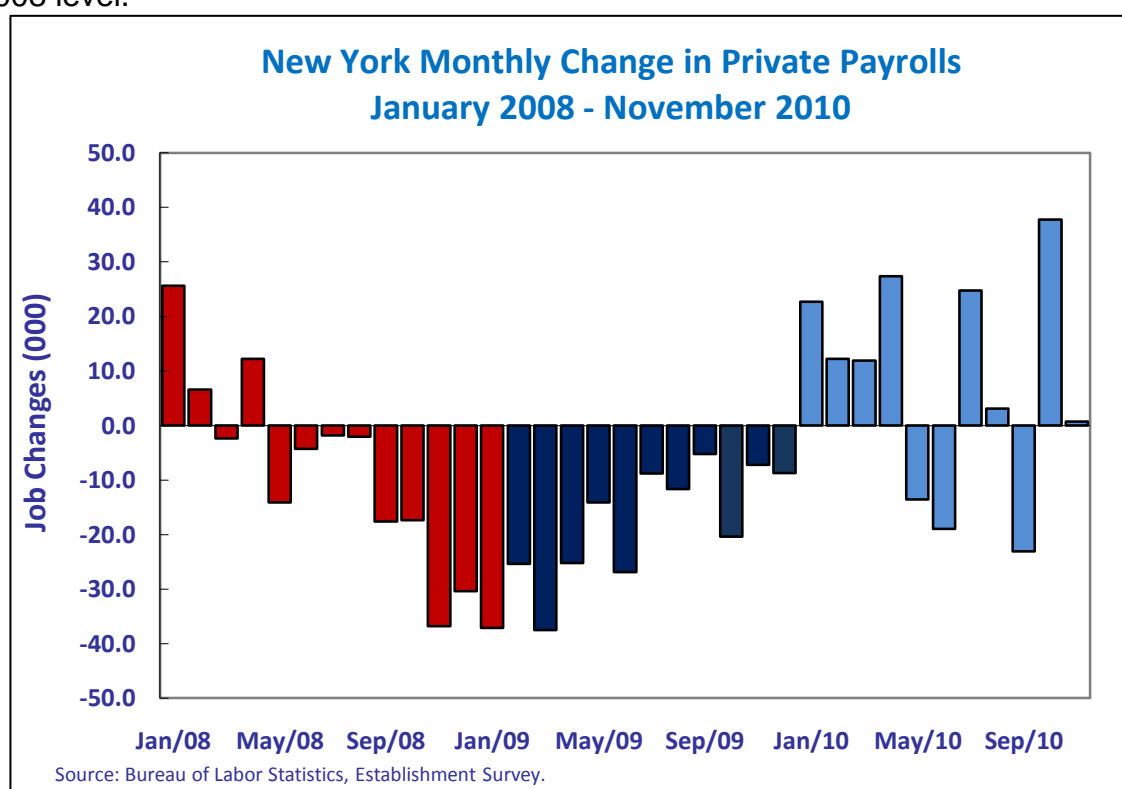
- Across the country, the private sector gained jobs in each month of 2010.
- The President's Council of Economic Advisers estimates that investments made through the Recovery Act have boosted employment in New York by 214,000 jobs through the 3rd quarter of 2010.
- In New York, private sector employment fell by 4.3 percent from December 2007 to December 2009. In 2010, private sector employment grew by 1.2 percent.
- In New York, employees in the mining, manufacturing, and construction sectors faced the largest job losses (as a percent of employment within an industry) over the recession. In 2010, the following sectors in New York experienced the greatest employment increases: mining; other services; and professional and business services.*
- As the economy recovers from the Great Recession, service-providing industries are projected to add the most jobs between 2008 and 2018, with the largest gains in professional and business services, education, health care and social assistance, and State and local government. Within the goods-producing sector of the economy, only the construction industry is projected to add jobs above its 2008 level.

EMPLOYMENT

- The unemployment rate in New York was 8.3 percent in November 2010, up 3.6 percentage points from December 2007, but down from its most recent peak of 8.9 percent reached in December 2009.
- 800,000 New York residents were counted among the unemployed in New York during November 2010.

EARNINGS

- Between the start of the recession in the 4th quarter of 2007 and the 3rd quarter of 2009, inflation-adjusted total personal income in the United States declined 2.2 percent. Most recently, in the 3rd quarter of 2010, total personal income remained 0.6 percent below the 2nd quarter 2008 peak.



- Real per capita personal income (in 2005 \$) in New York was \$43,442.00 in the 3rd quarter of 2010, down from \$43,679.80 in the 3rd quarter of 2008.

HOUSING

- National home prices, including distressed sales, saw a decrease of 3.9 percent in October 2010 from October 2009 compared to a 2.4 percent decrease in September. In New York, home prices saw an increase of 1.4 percent in October 2010 from October 2009 following September's year over year increase of 1.5 percent.
- The median price of single-family homes in New York was \$245,858 in the second quarter of 2010, compared to \$180,176 nationwide.
- As of the 3rd quarter of 2010, 4.7 percent of all mortgages, including 17.6 percent of subprime mortgages, were in foreclosure in New York.
- Housing starts in New York totaled 20,070 units (seasonally adjusted annual rate) in October 2010, an increase of 28.6 percent from September.
- Within the Northeast census region, which includes New York, sales of new single-family homes totaled 29,000 units in October 2010, a decrease of 12.1 percent from September. Sales of existing single-family homes decreased 1.8 percent to 560,000 units (at seasonally adjusted annual rates) from September to October 2010.

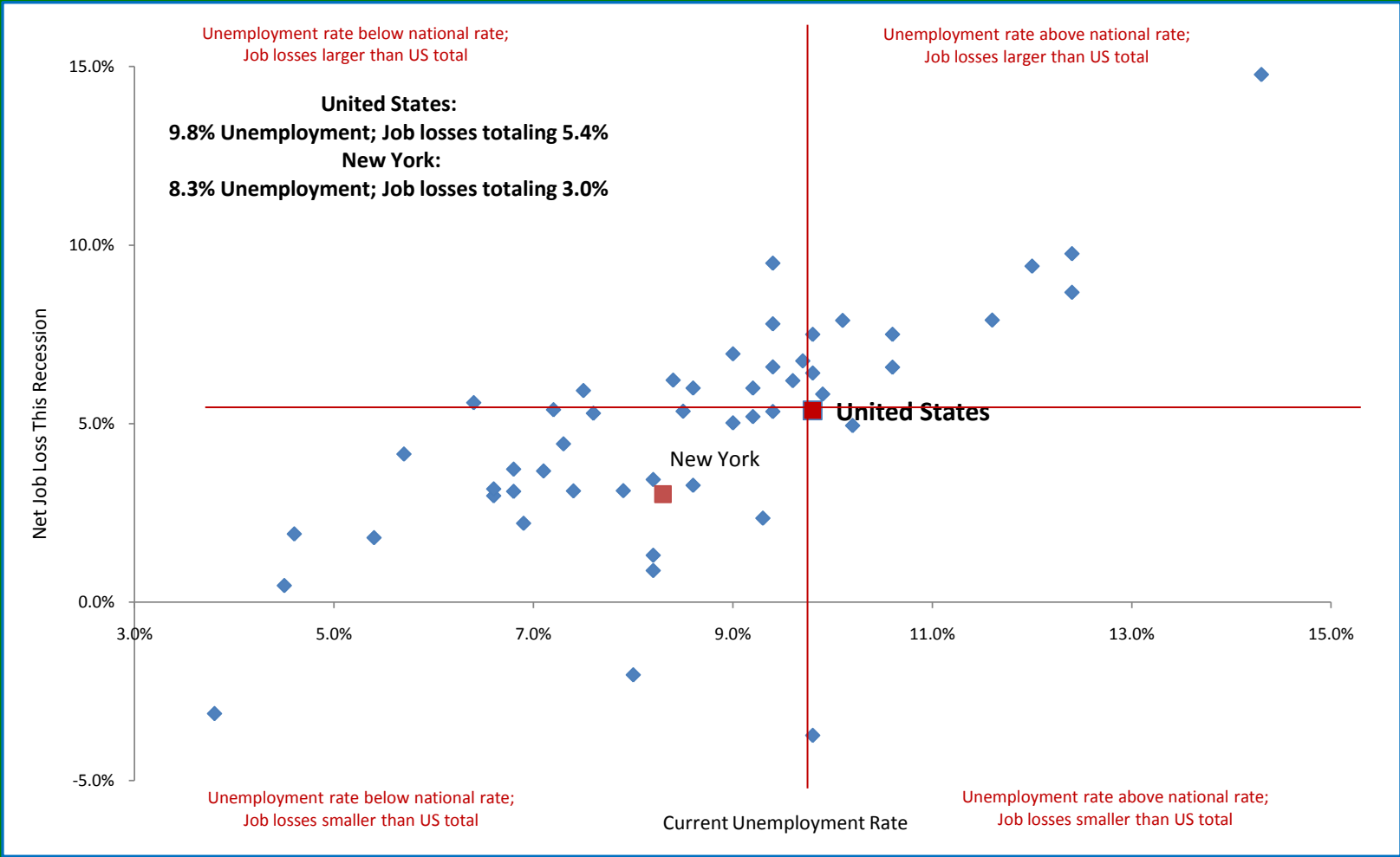
* For New York-specific labor sector statistics, please refer to the New York office: <http://www.labor.state.ny.us/stats/index.shtm>

How Does New York Compare To Other States?

Workers across the country have been hard hit by the Great Recession. This chart allows you to compare New York to other states using two metrics.

The current unemployment rate (measured along the horizontal axis) serves as a gauge of current labor market conditions faced by residents, while the proportion of jobs lost within New York over the course of the recession (shown along the vertical axis) measures the toll the recession has taken on the job supply in New York.

States falling in the upper right quadrant have lost a disproportionate share of jobs, relative to the total United States, and have unemployment rates higher than the national unemployment rate. States falling in the lower left quadrant have unemployment rates lower than the national average and smaller job losses over the recession.



STATE QUICK FACTS

		New York	United States
Unemployment Rates	November 2008	6.2%	6.9%
	November 2009	8.9%	10.0%
	November 2010	8.3%	9.8%
Percent of Population Who Are Veterans	2009	4.2%	7.1%
Veterans' Unemployment Rate	2009	7.7%	8.9%
Median Household Income	2007	\$ 50,632	\$ 51,965
	(2009 \$) 2009	\$ 50,216	\$ 49,777
Poverty Rate	2007	14.5%	12.5%
	2009	15.8%	14.3%
No Health Insurance	2007	13.2%	15.3%
	2009	14.8%	16.7%